177.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,700 / 697,700
					USE VALUE:	697,700 / 697,700
					ASSESSED:	697,700 / 697,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERSON PAUL A/TRUSTEE
Owner 2:	46 UDINE STREET REALTY TRUST
Owner 3:	
Street 1:	46 UDINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PETERSON PAUL A -
Owner 2:	-
Street 1:	46 UDINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,320 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1634 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9320.000	203,600	4,400	489,700	697,700
Total Card	0.214	203,600	4,400	489,700	697,700
Total Parcel	0.214	203,600	4,400	489,700	697,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.99 | /Parcel: 426.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 119286

GIS Ref

GIS Ref

Insp Date 07/02/18

!13855!

PREVIOUS ASSESSMENT

Parcel ID 177.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	203,700	4400	9,320.	489,700	697,800	697,800	Year End Roll	12/18/2019
2019	101	FV	183,300	4500	9,320.	482,700	670,500	670,500	Year End Roll	1/3/2019
2018	101	FV	183,300	10100	9,320.	370,800	564,200	564,200	Year End Roll	12/20/2017
2017	101	FV	183,300	10100	9,320.	349,800	543,200	543,200	Year End Roll	1/3/2017
2016	101	FV	183,300	10100	9,320.	321,800	515,200	515,200	Year End	1/4/2016
2015	101	FV	171,700	10300	9,320.	300,800	482,800	482,800	Year End Roll	12/11/2014
2014	101	FV	171,700	10300	9,320.	277,000	459,000	459,000	Year End Roll	12/16/2013
2013	101	FV	171,700	10300	9,320.	277,000	459,000	459,000		12/13/2012

PRINT

Date	Time
12/11/20	03:45:01

LAST REV

Date	Time
07/30/18	14:35:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13855

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSON PAUL A	69671-561		7/27/2017	Convenience	1	No	No		
	17372-363		9/1/1986		50,000	No	No		A

USER DEFINED

Prior Id # 1:	119286
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	345	PATRIOT
11/14/2000	Hearing N/C	189	PATRIOT
12/28/1999	Meas/Inspect	243	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9320		Sq. Ft.	Site		0	70.	0.75	6									489,718						489,700	

Total AC/HA: 0.21396 | Total SF/SM: 9320 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 489,718 | Spl Credit | Total: 489,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98895448
Adj $ / SQ:	140.184
Other Features:	66250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	295135
Depreciation:	91492
Depreciated Total:	203643

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

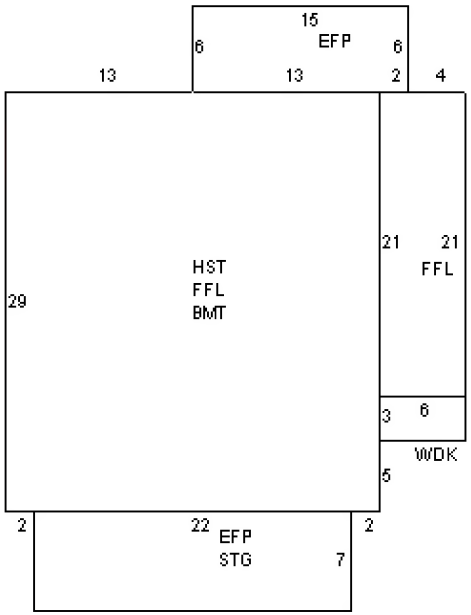
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.18
Special Features:	0	Val/Su Net:	83.89
Final Total:	203600	Val/Su SzAd	161.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	140.180	123,362
BMT	Basement	754	55.720	42,015
HST	Half Story	377	140.180	52,849
EFP	Enclos Porch	244	37.960	9,262
STG	Storage	154	7.220	1,112
WDK	Deck	18	15.820	285

Net Sketched Area:	2,427			Total:	228,885
Size Ad	1257	Gross Are	2804	FinArea	1634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1941	23.93	T	40	101			4,000			4,000
2	Frame Shed	D	Y	1	6X10	A	AV	1985	0.00	T	27.2	101						
19	Patio	D	Y	1	8X21	A	FR	1975	4.48	T	44	101			400			400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400